The Gardens at Market Square ("Gardens") redevelopment project is a $104 million environmentally-friendly, mixed-use commercial building located in the Fifth & Forbes Revitalization Area of downtown Pittsburgh, PA. The project remediated this blighted area through the demolition of several buildings and construction of a LEED Silver Certified building. The building includes ground floor retail (14,000 SF), Class A office space (128,000 SF), and a 198 room limited service hotel; all supported by a 330 space parking structure.

The developer, Millcraft Investments, planned this complex project for more than 7 years. Millcraft secured a New Markets Tax Credit ("NMTC") allocation in 2012 from Pittsburgh Urban Initiatives ("PUI"). In order to meet PUI’s desire to close the transaction, the developer began the closing process with the intent on closing in June 2013. However, due to a lawsuit with a neighbor, the project required design changes. These design changes and subsequent material cost increases due to hurricane Sandy resulted in significant increases to the project budget. As a result, the developer sought additional allocation to fill the budget gap. In addition to PUI's $7 million NMTC allocation, CCG was able to provide the necessary $5 million gap financing. The project had considerable local support, including $82 million in TIF funds and a $4 million grant from The Commonwealth of Pennsylvania.

The project created approximately 749 direct full time equivalent ("FTE") permanent jobs to support its operations and 569 direct FTE construction jobs. All of the construction jobs will receive Davis Bacon wage rates and full benefits. The project is expected to increase property values and revitalize the Fifth & Forbes community into a vibrant income-producing area.